

**CITY OF CORVALLIS
COUNCIL ACTION MINUTES**

January 3, 2006

SUMMARY OF DISCUSSION

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Consent Agenda Pages 6-7			
Items of USC Meeting of December 20, 2005 1. Sustainability Goal Report Pages 7-9			<ul style="list-style-type: none"> • Accept Phase 1 and Phase 2 assessment reports
Unfinished Business 1. Carl's Jr. Restaurant – Findings of Fact and Order Page 9			<ul style="list-style-type: none"> • Adopt Formal Findings as amended
Mayor's Report 1. Council Representative to DCA Strategic Planning Process Page 10	Yes		
Council Reports 1. Development Issues in Southwest Corvallis (Davis) 2. Ward 2 Meeting (Daniels) 3. Smoking Protest in Central Park (Grosch) 4. Flooding from Recent Rains (Grosch) 5. Council Liaison to Planning Commission (Grosch) 6. Citizen Attitude Survey (Zimbrick, Davis, Griffiths, Grosch, Berg, Daniels) Pages 10-11	Yes Yes Yes Yes Yes Yes		
Staff Reports 1. 2005 Citizen Attitude Survey Report 2. Council Request Follow-up Report – December 29, 2005 Pages 11-15	Yes Yes		
Items of ASC Meeting of December 22, 2005 1. Economic Development Allocations First Quarter Reports 2. Economic Vitality Partnership Progress Report 3. First Quarterly Operating Report 4. Street Lights Acquisition Pages 16-17	Yes		<ul style="list-style-type: none"> • Accept report • Accept report • Accept report

Agenda Item	Information Only	Held for Further Review	Decisions/Recommendations
Other Related Matters 1. Park Renaming Ordinance (Changing Walnut Park to Dr. Martin Luther King, Jr., Park) 2. Park Renaming Resolution (Changing Walnut Park to Dr. Martin Luther King, Jr., Park) 3. Smoking Prohibited in Public Places 4. Utility Rates Pages 17-18			ORDINANCE 2006-01 <u>passed 5-2</u> RESOLUTION 2006-01 <u>passed 5-2</u> ORDINANCE 2006-02 <u>passed 6-1</u> ORDINANCE 2006-03 <u>passed 6-1</u>
Executive Session 1. Pending Litigation Page 18	Yes		
Visitors' Propositions 1. Southwest Corvallis Development Site (Lacy, Soares, Gallagher) 2. Dr. Martin Luther King, Jr., Celebration (Hobbs) 3. Police-Involved Shooting Death (Magner, Parcell, Hass-Holcombe, Hoop) Pages 19-21, 30	Yes Yes Yes		
Public Hearing 1. CDBG/HOME Action Plan – FY 2006-2007 Pages 21-30	Yes		

Glossary of Terms

ASC Administrative Services Committee
 CDBG Community Development Block Grant
 CM City Manager
 DCA Downtown Corvallis Association
 FY Fiscal Year
 HOME Home Investment Partnership Program
 HSC Human Services Committee
 U Unanimous
 USC Urban Services Committee

**CITY OF CORVALLIS
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January 3, 2006

The regular meeting of the City Council of the City of Corvallis, Oregon, was called to order at 12:02 pm on January 3, 2006, in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon, with Mayor Berg presiding.

PLEDGE OF ALLEGIANCE

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Davis, Hagen, Brauner, Griffiths, Zimbrick, Daniels, Grosch

ABSENT: Councilors Gándara, Tomlinson (both excused)

Mayor Berg noted that Councilors received corrected pages of the December 19th Council meeting minutes. She circulated the Government Comment Corner schedule and asked Councilors to select dates to staff the station.

II. CONSENT AGENDA

Mayor Berg said Councilor Griffiths requested clarifications to the December 19th Council meeting minutes, as follows:

- Page 683, paragraph under item 3, "Parks Systems Development Charge" – The last sentence should read, "The Committee discussed the findings during the December 13th meeting."
- Page 706, second-to-last paragraph – The second-to-last sentence should read, "Tenth is classified as a local street but has a relatively high volume of traffic at its intersection with Fremont."
- Page 711, fifth full paragraph – The first sentence should read, "Councilor Griffiths moved to amend Condition of Approval 10 to read in part, "Reciprocal access easements and ownership and maintenance obligations for these easements shall be recorded on the deed concurrent with the Lot Line Adjustment . . ."

Councilor Daniels reported that she asked staff to make some minor corrections:

- Page 704, fourth bullet – The first sentence should read, "The appellants raised questions regarding noise from the order station of the drive-through lane."
- Page 707 – The spelling of Bettie Muckleston's last name should be corrected.

Councilors Griffiths and Grosch, respectively, moved and seconded to adopt the Consent Agenda as follows, with the corrections noted:

A. Reading of Minutes

1. City Council Meeting – December 19, 2005
2. For Information and Filing (Draft minutes may return if changes are made by the Board or Commission)
 - a. Bicycle and Pedestrian Advisory Commission – December 2, 2005

- b. Housing and Community Development Commission – November 16, 2005
 - c. Parks and Recreation Advisory Board – November 17, 2005
 - d. Watershed Management Advisory Commission – November 15, 2005
- B. Approval of an application for an "Off-Premises Sales" liquor license for Corvallis Chevron, 300 SW Fourth Street (Change of Ownership)
- C. Approval of an application for a "Commercial Full On-Premises Sales" liquor license for The Endzone, 300 SW Jefferson Avenue (New Outlet)
- D. Approval of an application for a "Commercial Full On-Premises Sales" liquor license for Le Bistro, 150 SW Madison Avenue (Change of Ownership)
- E. Acknowledgment of receipt of 2005 updated Council Policies
- F. Schedule an Executive Session following the regular noon meeting under ORS 192.660(2)(h) (status of pending litigation or litigation likely to be filed)

The motion passed unanimously.

III. ITEMS REMOVED FROM CONSENT AGENDA – None.

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS

B. Urban Services Committee – December 20, 2005

1. Sustainability Goal Report

Councilor Griffiths reported that the Committee received a presentation by Zero Waste Alliance (ZWA) regarding the City's sustainability-related actions and additional actions that can be taken.

Dorothy Atwood and Darcy Hitchcock of ZWA conducted the PowerPoint presentation made to the Committee December 20th (Attachment A), outlining the City's sustainability activity to date and future plans for the City's sustainability program. She emphasized that the ZWA report is not a final decision; other actions may exist or be possible that were not captured in the report. The report reflects an outsider's view of the City's accomplishments and opportunities for additional effort. ZWA gave the City's Sustainability Steering Committee a one-year plan for efforts to accomplish during monthly meetings; projects include development of City-wide sustainability goals. Sustainability inputs and outcomes were analyzed for the City organization and for each department.

Councilor Davis opined that the presentation is an excellent start toward the City's goal of sustainability. He noted that economic development and social equity are major components of sustainability, along with environmental concerns. He urged reviewing sustainability from the overall perspective.

Ms. Hitchcock concurred, noting that most organizations begin by reviewing the environmental aspect of sustainability. She said the Sustainability Steering Committee chose the "triple bottom line" model as the preferred framework for reviewing sustainability, focusing on social, environmental, and economic factors. Goals can be established based upon the Council Policy of sustainability, bringing together the various elements. She encouraged the Steering Committee emphasizing decisions that can positively impact all three factors.

Ms. Atwood added that the Council Policy regarding sustainability is a good starting point but is focused on environmental issues and does not include a social equity or economic focus. The Sustainability Steering Committee recommended amending the Policy to incorporate all three factor categories. Expanding the City's sustainability program into the community will generate support.

Councilor Griffiths reported that the Committee extensively questioned and discussed the presentation and report, as indicated in the meeting minutes. The Committee recommended proceeding with the proposed recommendations. She noted that staff will review ZWA's recommendations for inclusion in Fiscal Year 2006-2007 budget considerations. Activities will continue at the department level.

Councilors Griffiths and Grosch, respectively, moved and seconded to accept the Phase 1 and Phase 2 assessment of sustainability performance reports presented by Zero Waste Alliance.

Councilor Daniels noted that the ZWA report advocates involving the community in sustainability efforts. Elected officials and City staff can set an example for the community. She urged sharing the City's activities with the community for adoption by individual citizens.

Councilor Griffiths recognized members of the Sustainability Steering Committee. She expects that, as the concepts of sustainability are adopted fully by City staff members, the concepts will be incorporated into their households. She noted that the Phase 2 report has longer-term recommendations involving possible outreach and community priorities.

Councilor Zimbrick expressed support of the ZWA report and the motion. He noted that the recommended actions will have short-term budgetary impacts, but future assessments should emphasize to the community the potential long-term cost savings.

Councilor Hagen concurred with Councilors Griffiths and Zimbrick, opining that efficiency and sustainability are closely related. As City employees learn how they can be more efficient (i.e., sustainable), they will translate their new actions to their households to realize personal cost savings. She supports the sustainability program and is happy that it includes measurable outcomes and specific goals, which will help focus energy throughout the organization.

Ms. Atwood noted that top management's involvement with the sustainability program was instrumental to the success of the project.

The motion passed unanimously.

Mayor Berg noted that sustainability is not being pursued simply for the sake of efficiency or cost savings; it must be done everywhere. Earth Day began 35 years ago, and progress regarding environmental stewardship has been slow. Sustainability will become imperative and more obvious as time passes. The assessment report adds a level of organization to the City's actions. Despite the critical nature of the issue of sustainability, the City should invest adequate time in carefully planning its actions. She concluded by saying that Americans now understand that what is good for Mother Nature is good for the nation.

Mayor Berg welcomed to the meeting Mike McNally, who is the new publisher of the *Corvallis Gazette-Times*.

IV. UNFINISHED BUSINESS

- A. Adoption of Findings of Fact and Order relating to an appeal of a Planning Commission decision related to a Conditional Development (CDP05-00003, LDO05-00032, LLA05-00010 – Carl's Jr. Restaurant)

Mr. Nelson explained that the Council is considering adoption of formal findings based upon its December 19th decision following the public hearing. He referenced discussion during this morning's Standing Committee Chairs meeting, which prompted the clarifying amendment to page 711 of the December 19th Council meeting minutes. He directed the Council's attention to Condition of Approval 10 in the findings regarding shared access from NW Ninth Street and suggested that Condition of Approval 10 language be amended to be consistent with the amendment to the minutes, thereby reading, in part, ". . . shall be recorded on the deed concurrent with the Lot Line Adjustment."

Councilor Grosch moved to deny the appeal of the Conditional Development, Lot Development Option, and Lot Line Adjustment and approve the Plan Compatibility Review request and approve the December 28, 2005, Formal Findings, as amended (including all materials referenced in the Findings) supporting the decision to deny the appeal. Councilor Daniels seconded the motion.

Councilor Brauner stated that he did not attend the December 19th public hearing and deliberations and did not have an opportunity to review the audio recordings of the meeting, so he will abstain from voting on the motion before the Council.

The motion passed six to zero, with Councilor Brauner abstaining.

City Attorney Fewel announced that the Council's adoption of the Formal Findings constitutes a final land use decision and is subject to appeal to the Oregon Land Use Board of Appeals during the next 21 days.

V. MAYOR, COUNCIL, AND STAFF REPORTS

A. Mayor's Reports

Mayor Berg announced that Councilor Gándara will be absent for a few weeks and had asked Councilor Davis to serve as a back-up Council Liaison to the Downtown Corvallis Association's (DCA) strategic planning process and related meetings, which was approved by the DCA's Board Chair.

B. Council Reports

Councilor Davis reported that he met with some Ward 1 residents regarding development issues in their neighborhood, which will be addressed during the City Manager's Report.

Councilor Daniels announced that she will conduct a City-sponsored Ward 2 meeting January 10th at the Depot Suites Passenger Room.

Councilor Grosch passed among Council members a handbill (Attachment B) inviting concerned citizens to gather January 7th in Central Park to protest the ordinance prohibiting smoking in City parks, which the Council will consider again today.

Councilor Grosch reported that he toured Ward 3 to assess problems from the recent flooding event and observed that flood waters had receded four to six feet over one or two days. He was pleased with the City's ability to plan development of facilities, such as Crystal Lake Sports Fields, in close proximity to the Willamette River. He said the water level in the Marys River was as high as it was during the 1996 flood; however, the Willamette River had "storage" capacity, so the community did not experience the flooding problems of ten years ago. He encouraged Council members to tour the community to see the areas of minor flooding.

Councilor Grosch reported that he will be Council Liaison to the Planning Commission during 2006; however, he has a conflicting meeting during January, so Councilor Zimbrick will continue to represent the Council at the Planning Commission meetings this month.

Councilor Zimbrick said he finds respondents' comments in the annual Citizen Attitude Surveys (CASs) enlightening. He noted that 717 of 1,200 questionnaires were completed and returned. He concurred with Mayor Berg's statement, in her cover letter to the CAS, that the responses are valuable to the Council and City advisory groups. He said the 717 survey respondents submitted 88 comments regarding the Community Development Department, of which 77 indicated a desire for more shopping in Corvallis and five opposed more local shopping opportunities; five respondents supported growth and two opposed growth. He said the responses can give an important inference that many Corvallis residents would like more local shopping opportunities.

Councilor Davis noted that 82.2 percent of CAS respondents used the City's parks, trails, and open spaces. He believes the City is doing a good job providing these amenities and should remain focused on these facilities.

Councilor Griffiths acknowledged that retail shopping is one measure of citizens' desires. She referenced a CAS question regarding the rate at which Corvallis is growing, to which 79.3 percent of CAS respondents said Corvallis is growing too quickly or at the right pace, with the majority of respondents saying the growth rate is appropriate.

Councilor Grosch noted that the CAS indicates that many Corvallis citizens do not differentiate among City, County, and school district functions. Many comments actually pertain to actions that are the responsibility of other jurisdictions but are "associated" with the City. He said this indicates that the City should examine its interactions with other jurisdictions, particularly Benton County and Corvallis School District 509J, and develop a higher level of coordination. While great progress has been made, he believes there are opportunities for improvement.

Mayor Berg noted that 84.3 percent of CAS respondents said the City is doing an excellent or good job of providing services.

Councilor Grosch observed that the City has conducted annual surveys since 1993, and each survey report includes three consecutive years of data. He said it would be interesting to see responses over the 12-year survey period for some of the standard questions to determine trends. Mayor Berg concurred, adding that inferences over time can only be done when data for several years is available.

Councilor Daniels cautioned that inferences from responses must be interpreted with the understanding that they are based upon only those survey recipients who responded and are not reflective of the entire Corvallis population. While the survey response rate is high, the responses are only a sample of the opinions of Corvallis residents.

Mayor Berg noted that the CAS has included the same questions over 12 years, with other questions changing in response to circumstances each year. She added that responses to the standard questions have been consistent over time.

C. Staff Reports

1. 2005 Citizen Attitude Survey Report

Mr. Nelson emphasized that the CAS is a tool used by elected officials, advisory groups, and staff to gauge the community's position regarding different issues. The CAS will be reviewed in depth during the upcoming Budget Commission meeting. He reviewed highlights of the CAS. Staff will compile historical responses to select questions for review by the Council.

2. Council Request Follow-up Report – December 29, 2005

Mr. Nelson reviewed issues addressed in the Report:

- Tree Protection Ordinance – The Report includes staff's response to a 2004 tree protection ordinance request, which indicated that the issue would be addressed through the Natural Features Inventory Project (NFIP) and Land Development

Code (LDC) Update Phase III. The Council approved the Update, which was appealed to the Oregon Land Use Board of Appeals (LUBA). He distributed to the Council the language included in the Update regarding tree preservation (Attachment C). He explained for the benefit of citizens that the 2003-2004 Council did not pursue a tree protection ordinance and relied upon citizen input to the NFIP and LDC Update Phase III to provide direction. He quoted from the new provision, "Applications for building permits, other land development permits, and/or permits for vegetation removal on sites containing Significant Vegetation shall be reviewed to assure that existing vegetation is preserved, enhanced, and/or its removal mitigated for based on and consistent with the standards contained in this Chapter."

Pending the LUBA's decision, a tree protection ordinance could be considered prior to implementation of the LDC Update. Such an ordinance would constitute a land use action subject to the same appeal process as the LDC Update Phase III.

The situation of a pending development in Southwest Corvallis can be discussed during the Council's quarterly work session in terms of a change in the Planning Division's work program over the next year.

Council members can meet with representatives of the development community and the Southwest Corvallis neighborhood to discuss the building project and ways to respond to concerns outside the regulatory process.

A 26-acre site with a Planned Development overlay, a ten-acre site, and a three-acre site must all be reviewed and permitted, consistent with the City's existing LDC. Staff issued a "stop work" order for one area of one site, and a vegetation plan must be submitted for the three-acre site.

Councilor Davis reported that he met residents near the subject development site, who expressed concern regarding tree cutting and storm water drainage on the site, which are addressed in the conditions of approval for work occurring on the site. The Oak grove on the site was identified in the NFIP as a significant natural feature and is being cut. He concurred with the suggestions of discussing the issue during the Council quarterly work session and the Council President or Vice President meeting with community members to identify possible actions.

Councilor Griffiths offered to meet with neighbors and the developer or land owner to discuss the issues. The City can take some actions for violation of the "stop work" order, but mediation of a compromise would be preferred as a first effort.

Councilor Daniels said she chaired the initial stage of the NFIP, when owners of large properties suggested that problems such as the current issue would arise. She said staff and the steering committee made every possible effort to reach out to the development community for input and to help them understand

the City's intentions through the NFIP. The City encouraged the development community's involvement in the NFIP process to ensure that private development would not be barred and that developers would have more predictability of how they could develop their land. The City has regulatory limitations, and she hopes that the valuable Oak grove amenity and resource can be protected or saved through mediation efforts.

Councilor Brauner said he served on the steering committee with Councilor Daniels and concurred that the concerns were raised early. He expressed support for Councilors Davis and Griffiths working with the developer and neighbors of the Southwest Corvallis development site to reach a compromise resolution pending LUBA's decision of the appeal. He would like to discuss the issue during the Council's work session.

Councilor Grosch concurred with comments made thus far and the proposed process. The City has some procedures for addressing specific situations. He believes that, because the City is in an interim period regarding the LDC and the NFIP under appeal, it is important that citizens become aware of procedures available to them. More similar situations may occur. He referenced Councilor Daniels' comment that the situation was anticipated when the NFIP began, and the City took action to mitigate the possibility of problems through the NFIP development process. Further outreach must clearly indicate the actions the City is authorized to take. Based upon the nature of the City's staffing and development process, it is important that neighborhoods watch for inappropriate activities, as they are the City's "eyes and ears," providing staff with opportunity for early intervention.

- *Bond Refunding* – Finance Director Brewer is investigating a potential net present value savings of \$20,000 per year in debt service savings if specific revenue bonds are refinanced. A recommendation has not been made.
- *Shooting Fatality Investigation Findings* – Mr. Nelson said he, Mayor Berg, and Police Chief Boldizar each met or conversed by telephone with concerned citizens regarding future discussions to review the circumstances leading to the fatal shooting of Corvallis resident Richard "Dean" Townsend.

The Willamette Criminal Justice Council (WCJC) will discuss the issue later this month. Councilor Daniels is Council Liaison to the WCJC.

Staff will conduct a forum this Spring regarding a Police citizen review board, which the Council tentatively decided was appropriate. Staff is talking with community stakeholders regarding the type of citizen review board to recommend to the Council for consideration.

The Police Department and the Benton County Health Department (BCHD) are beginning their respective Fiscal Year 2006-2007 budgetary processes. Discussions regarding future actions each entity can pursue to aid local mentally ill residents will depend upon adequate resources. Citizens can

present to the City and County Budget Commissions their suggestions for additional resources.

Mr. Nelson reported that Councilor Grosch requested information regarding the Police Department's training program, especially in relation to Police Officers responding to mentally ill residents. This information will be presented through a future Council Request Follow-up Report.

Councilor Grosch said he, the Council, and many community residents are very concerned about the fatal shooting of Mr. Townsend. He believes a prompt response to the situation is important. The Oregon Department of Human Services is facing a \$172 million funding shortfall for the second half of the current biennium. He said people with chronic mental illnesses are already underserved in the community, and the pending funding shortfall at the State level will further reduce potential services. The City will find itself more often in situations of responding to citizens with mental illnesses.

Councilor Grosch referenced information he submitted to the Council meeting packet from the Treatment Advocacy Center regarding law enforcement and people with severe mental illnesses. According to the report, responding to people with chronic and severe mental illnesses is a problem for law enforcement agencies throughout the nation. People with chronic mental illnesses are four times more likely than other citizens to be killed by police officers. He believes the situation will continue. Portland, Oregon, took action by training police officers for responses to people with mental illnesses. The WCJC would be a good advisory group to investigate these opportunities as soon as possible.

Councilor Grosch said he discussed with Councilor Daniels his understanding that the Police Academy and the Department of Public Safety Standards and Training approached the 2005 Legislative Session for funding to train police officers regarding responding to citizens with chronic mental illnesses. The requested funding was not allocated. It is possible that all of the City's policies, practices, and procedures are correct; however, the procedures for dealing with someone able to respond to police commands may be very different from the procedures for dealing with someone experiencing a psychotic episode without the capacity to respond. He opined that reviewing police training options is very critical. Outreach can be incorporated into citizen review board outreach.

Councilor Grosch said he would like to receive updates from staff and the WCJC.

Councilor Daniels reported that this issue will be an agenda item for the WCJC's January meeting. The issue of police interactions with citizens with chronic and severe mental illnesses involves more than law enforcement personnel. She expects that the WCJC will consider recommendations of interjurisdictional efforts and possible community meetings to discuss efforts to address weaknesses in the "safety net." She emphasized the importance of

using the recent shooting incident as an opportunity for the majority of Corvallis citizens to become aware of the severe circumstances of a portion of the community.

Councilor Griffiths thanked Councilor Grosch for the Treatment Advocacy Center report, which she considered a good summary of a national problem stemming from the deinstitutionalization of people with mental illnesses. Statistics indicate that law enforcement officers are killed 5.5 times more often by people with mental illnesses than by other people. She observed that everyone is at risk because of the overall situation of reduced resources to aid people with mental illnesses. Mr. Townsend was under the influence of alcohol, exacerbating his general condition. She urged reviewing the overall training program and how police officers respond to people who are mentally ill or under the influence with mental illnesses or manifestations of mental illnesses. She also urged developing a coordinated effort to address the issue. The report presented by Councilor Grosch does not address instances when injury or death is averted by good police action.

- Use of City Logo – The Council adopted a resolution supporting the City's participation in and endorsement of PacifiCorp's Blue Sky program. Council Policy CP 93-1.06, "Guidelines for Use of the City Logo," is fairly rigid. He explained that a decision to allow PacifiCorp to use the City's logo in conjunction with the Blue Sky program was needed before the request could be presented to the Council for approval, so he balanced the resolution and the Policy and authorized use of the logo in this instance.

The City's logo is popular, and staff recently received requests from Corvallis Neighborhood Housing Services (CNHS) and Corvallis-Benton County Economic Development Partnership (EDP) to use the City's logo on brochures and informational material. These groups were encouraged to present their requests to the Council as a Policy exception or as impetus to amend the Policy. The Policy is scheduled for review during February.

Councilor Griffiths concurred that an exception in the case of the Blue Sky program was appropriate; a Policy exception would not normally be made for a commercial enterprise. The Policy was written with the intention of protecting use of the logo and to ensure that the logo was used appropriately. The Policy should be reviewed in terms of allowing uses with partner organizations.

VIII. & IX. STANDING COMMITTEE REPORTS AND ORDINANCES, RESOLUTIONS, AND MOTIONS – Continued.

- A. Human Services Committee – None.

C. Administrative Services Committee – December 22, 2005

1. Economic Development Allocations First Quarter Reports

Councilor Davis reviewed the primary purposes of the City's economic development allocation program: preserve and support community livability by encouraging economic stability and sustainable economic opportunities. The program is funded by transient occupancy taxes, of which \$274,730 is dedicated to Corvallis Tourism. The remaining funds are allocated among agencies requesting funding, based upon program criteria.

The Committee received reports from Corvallis Tourism and EDP; the DCA submitted a written report (included in the Committee's meeting minutes packet); the Corvallis Chapter of Oregon Natural Step and the Business Enterprise Center (BEC) provided oral reports.

Corvallis Tourism reported an increase in motel stays during the past year. EDP reported on its activities to bring together businesses to increase economic development through funding from the City. EDP's funding from businesses increased and now exceeds the City's funding allocation. The BEC moved to Sunset Research Park and will host an open house in late-January.

Councilor Davis noted a high level of energy among the groups receiving City economic development funding.

Councilors Davis and Zimbrick, respectively, moved and seconded to accept the Fiscal Year 2005-2006 Economic Development Allocations First Quarter Report. The motion passed unanimously.

2. Economic Vitality Partnership Progress Report

Councilor Davis explained that the City issued to the Economic Vitality Partnership (EVP) the first \$15,000 of its economic development allocation for staffing. The EVP was directed to report on its progress to date, before the City issued the remaining \$15,000 of the allocation. The EVP is developing a strategic plan with community input. He noted that Benton County allocated \$10,000 to the EVP.

Councilors Davis and Zimbrick, respectively, moved and seconded to accept the Economic Vitality Partnership First Quarter Report for Fiscal Year 2005-2006 and direct staff to release the balance of the funds allocated for this project in the amount of \$15,000.

Councilor Daniels thanked Mr. Nelson for his efforts to get the EVP coordinated and functioning. She believes the organization will benefit the community by providing leaders in the business community and elected officials a broader picture of what the community will accept or desires in terms of economic development. This will enable groups involved with economic development to develop strategies.

Councilor Davis opined that the City's review of sustainability should include all factors, including economic development.

Councilor Brauner said he was frustrated when he joined the Council by the issues of economic development and what the business community and the City would each support. Development of the EVP has been a great progressive step in establishing a single "voice" and strategic plan. He was glad the County contributed financially, as the EVP must be developed with funding and volunteerism by all groups involved. He is glad the business community is contributing more toward the EVP and that Oregon State University (OSU) is participating. He is looking forward to the EVP helping the City proceed with issues of economic development. He supports issuing the remainder of the City's allocation to the EVP to continue the organization's efforts.

Councilor Griffiths expressed concurrence. She said approximately 600 people responded to the EVP's community survey, with the greatest percentage of respondents indicating a desire for new businesses that are socially responsible, followed by a preference for businesses committed to environmental sustainability. Other respondents cited desires for employee benefits, wages, and locally owned businesses. She observed that the survey responses cite the three factors of sustainability identified earlier by ZWA. She noted that franchise shopping opportunities received one of the lowest support ratings among survey respondents.

The motion passed unanimously.

3. First Quarterly Operating Report

Councilor Davis reported that Finance Director Brewer is confident of the City's financial position thus far through the fiscal year.

Councilors Davis and Zimbrick, respectively, moved and seconded to accept the First Quarter Operating Report for Fiscal Year 2005-2006. The motion passed unanimously.

4. Street Lights Acquisition

Councilor Davis reported that Pacific Power is undergoing an acquisition process, which delayed some of the efforts of the City acquiring the street lights within the City Limits. Staff advised the Committee that the acquisition process appears to be progressing well, albeit delayed. This issue was presented for information only; no Council action is needed at this time.

D. Other Related Matters

- 1 Mr. Fewel read for the second time an ordinance relating to park renaming, amending Corvallis Municipal Code Chapters 5.01, "City Park Regulations," and 5.03, "Offenses," as amended, changing Walnut Park to Dr. Martin Luther King, Jr., Park.

ORDINANCE 2006-01 passed five to two, with Councilors Zimbrick and Griffiths opposing.

2. Mr. Fewel read a resolution relating to park renaming, amending Resolution 1994-14, changing Walnut Park to Dr. Martin Luther King, Jr., Park.

Councilors Daniels and Grosch, respectively, moved and seconded to adopt the resolution.

RESOLUTION 2006-01 passed five to two, with Councilors Zimbrick and Griffiths opposing.

3. Mr. Fewel read for the second time an ordinance relating to smoking prohibited in public places, amending Corvallis Municipal Code Chapter 5.03, "Offenses," as amended. He noted that the ordinance would become effective ten days after its passage.

ORDINANCE 2006-02 passed six to one, with Councilor Hagen opposing.

Councilor Hagen inquired about the schedule for signage and notification regarding the smoking restriction.

Mr. Nelson responded that BCHD non-smoking advocacy staff will help the City develop signage and will serve as a resource. Grant requests were involved in the process of signage development, so a specific date for sign installation is not known. Staff will discuss proposed signs with the Parks and Recreation Advisory Board.

4. Mr. Fewel read for the second time an ordinance relating to utility rates amending Corvallis Municipal Code Chapters 3.01, "Water Regulations," and 4.03, "Sewer Regulations and Charges," as amended, establishing rates for 2006, and stating an effective date.

ORDINANCE 2006-03 passed six to one, with Councilor Grosch opposing.

The Council entered Executive Session at 1:45 pm.

Deputy City Attorney Brewer briefed the Council regarding three pending litigation matters.

Mayor Berg recessed the Council at 2:01 pm and reconvened the Council at 7:00 pm in the Downtown Fire Station, 400 NW Harrison Boulevard, Corvallis, Oregon.

I. ROLL CALL

PRESENT: Mayor Berg, Councilors Davis, Hagen, Brauner, Griffiths, Zimbrick, Daniels, Grosch

ABSENT: Councilors Gándara, Tomlinson (both excused)

VI. VISITORS' PROPOSITIONS

Lois Lacy, 1919 SW Brooklane Drive, distributed a map of her neighborhood, which is at the intersection of SW Brooklane Drive (Brooklane) and SW Chintimini Avenue (Chintimini) (Attachment D). During late-Fall 2004, Scott Sanders cut trees from a White Oak grove at Brooklane and Chintimini before City staff asked him to stop. Staff asked Mr. Sanders to leave the Oak trees and bushes at the perimeter of the property and scatter straw to reduce erosion. Winter 2004-2005 was mild and dry. During mid-2005, Mr. Sanders removed more Oak trees (primarily from the middle and top of the slope on the property) and tree roots, leaving some roots on the property in small piles. Brush, blackberry brambles, small bushes, and small trees were removed.

Ms. Lacy has resided in her house since 1959 and is familiar with storm water runoff in the area during rain events. Since Mr. Sanders removed tree roots, her property has been impacted by storm water runoff. The recent heavy rains were considered a minor event by long-time residents of the neighborhood; however, the removal of vegetation from Mr. Sanders' property caused extensive storm water runoff from the hill to the lower properties. Storm water flows in a ditch on the west side of Brooklane on either side of Chintimini and then through a culvert under Brooklane and into yards. During the recent rain event, storm water from Mr. Sanders' property filled the ditch south of Chintimini to the point that storm water was almost running into the street. She said she spoke with City Engineering Supervisor Turner, who indicated that a large amount of rocks were put into the ditch, so storm water from the nearby property flows to the lowest point. She said gravel in the ditch and under the road acts as a sponge and flushes water through the culvert. During the recent heavy rain, the property owners immediately south of her had a building almost flooded, and the yard was "a series of small ponds." She had large amounts of water in her front and back yards December 30th, which had not occurred before. The house immediately north of hers also experienced water problems.

Ms. Lacy said her neighborhood has serious storm water problems. Street improvements for Brooklane (including sidewalks or bicycle lanes within the existing rights-of-way) are scheduled for this year as a Capital Improvement Program project. In two or three years, the improvements will be removed, and storm drainage systems and curbs will be installed within the existing rights-of-way. She suggested that the proposed construction is inappropriately scheduled and will unnecessarily inconvenience area residents and others traveling the streets daily. She believes Mr. Sanders should be responsible for storm drainage systems around the perimeter of his property (along Brooklane from the cement wall northward to Chintimini, along Chintimini westward to SW Cascade Avenue (Cascade), and southward along Cascade. She said a storm drainage system along Brooklane would resolve the area's problems.

Councilor Davis said he spoke with Ms. Lacy and observed a large amount of ditch rock where the storm water crossed Brooklane.

Deborah Hobbs, on behalf of the Commission for Martin Luther King, Jr., invited Council members to attend the annual event celebrating his work. This year's event will be January 12th at the Majestic Theatre. She also invited Council members to attend the no-host dinner with the event speaker. The Rainbow Dance Theater from Monmouth will perform during the celebration event.

Justin Soares, 1921 and 1923 SW Brooklane Drive, lives immediately south of Ms. Lacy. He has lived at his residence two years and experienced only one Winter (2004-2005), which Ms. Lacy

described as dry and uncharacteristic. During the past few weeks, he has had standing water in his front yard. Since development began on Mr. Sanders' property across Brooklane, Mr. Soares has observed much more storm water draining onto his property. Neighbors told him that this storm water drainage is uncommon in the neighborhood. He owns a rental cottage on one of his two lots; the cottage is closer to the street than his house on his other lot. He is concerned that Mr. Sanders' development occurred quickly and without adherence to LDC provisions – no silt filtration devices were used to catch storm water runoff from removal of vegetation on the property, and no erosion-control measures were implemented until neighbors requested action by Mr. Sanders.

Mr. Soares said he has had to use a sump pump twice this Winter to prevent storm water from flooding his garage, which long-time neighborhood residents say has not been necessary before.

Mr. Soares said his property is directly below the portion of Mr. Sanders' property that has been cleared, so storm water drains directly down the hill to his property and then to Ms. Lacy's property. He said his is the only property along the east side of Brooklane between SW Willamette Avenue and just south of Chintimini that is within the City Limits. He urged the Council to investigate the situation in his neighborhood and expedite some type of storm drainage system for the area. He believes Mr. Sanders will be financially responsible for the storm drainage system in the neighborhood. He concurred with Ms. Lacy's proposal to combine the two phases of improvements along Brooklane by expediting the projects or postponing them until funding for both projects is available. He believes constructing all improvements (storm drainage and bicycle facilities) simultaneously would save the City and developer money and be positive for the neighborhood.

Joe Magner, 1335 SW 23rd, said he saw the investigative report regarding the Police-involved shooting death of Mr. Townsend. He referenced the Council's discussions earlier today regarding forming a citizen review board to address situations such as Mr. Townsend's death.

Mr. Magner said he was "troubled" by the Benton County District Attorney's investigative report into Mr. Townsends' death. He speculated that Mr. Townsend was a known entity in the community who had a previous record. He noted that reports were submitted at 4:40 pm and 7:25 pm the day of Mr. Townsend's death indicating that he was causing problems. The Police Department's first contact with Mr. Townsend was at 8:00 pm. The first responding Police Officer requested help, and the second Officer responded very quickly. Mr. Magner said he did not consider a rod, which Mr. Townsend was reported to possess, to be a deadly weapon. He said the entire Police encounter with Mr. Townsend lasted one minute and 25 seconds, which is almost as long as he had been speaking to the Council. He considered the time span extremely short for a Police Officer to exit a vehicle, pull and fire a Taser, and command someone to get down on the ground and the individual to advance on two Officers. He believes a community review of the incident would be appropriate, along with a re-enactment.

Mr. Magner said he knows some people who live in their vehicles, "live off the streets," and are good citizens but are frightened because of what happened to Mr. Townsend. He commented that many of these residents are military veterans, and many more military veterans will be returning from the current war in Iraq with post-traumatic stress disorder and long-term problems readjusting to the community, particularly if the community is not prepared to help veterans and address issues so citizens can trust Police Officers.

Marie Parcell, 527 NW 19th Street, said she lives very close to where the incident between Police Officers and Mr. Townsend occurred. She expressed concerns and concurred with citizens' suggestions for a citizen review board, which is beneficial after an incident occurs. She would like preventive measures established so similar situations do not occur. She said some communities take different measures to avoid situations such as Mr. Townsend's death. She referenced the Eugene White Bird Clinic CAHOOTS (Crisis Assistance Helping out on the Streets) program, which is coordinated with the Eugene Public Safety system, and a group in Portland, which conducts crisis-intervention training; she believes people involved in such programs would be willing to talk with the Police Department regarding similar training programs. She urged the Council to use the situation of Mr. Townsend's death as an opportunity to develop preventive measures to avoid future situations.

Aleita Hass-Holcombe, 2022 NW Myrtlewood Way, representing Benton County Bill of Rights Defense Committee, said she and Jeanne Raymond spoke with Mr. Nelson recently regarding Mr. Townsend's situation. She acknowledged that many citizens are concerned about the issue and that discussions with various groups will occur. She concurred with the suggestion of a citizen forum to address citizens' concerns, particularly regarding citizens with special needs, such as psychiatric disabilities. She distributed an informational sheet regarding White Bird Clinic and the CAHOOTS program (Attachment E) and suggested that the program be reviewed for incorporation into the Corvallis community.

Councilor Daniels announced that the WCJC will discuss the issue of how the community (especially law enforcement personnel) responds to mentally ill community members. She will share the White Bird Clinic information with the WCJC.

Councilor Griffiths inquired whether Ms. Hass-Holcombe spoke with the Community Outreach, Inc., (COI) Executive Director regarding her concerns, as COI originally had a crisis-intervention program. Ms. Hass-Holcombe said she will meet with the Director later this week regarding the more general issue of services to people with special needs and how the community is responding to those needs.

VII. PUBLIC HEARINGS

- A. A public hearing to begin preparation of a Community Development Block Grant (CDBG)/HOME Investment Partnership Program (HOME) Action Plan for Fiscal Year 2006-2007

Mayor Berg reviewed the order of proceedings and opened the public hearing.

Staff Overview

Housing Division Manager Weiss explained that staff is beginning to develop the Fiscal Year 2006-2007 Action Plan to describe the activities the City will undertake using CDBG and HOME funding from the United States Department of Housing and Urban Development (HUD). As noted in the staff report, staff anticipates reduced allocations from HUD for Fiscal Year 2006-2007.

Mr. Weiss explained that the reduction is the result of HUD's overall budget reduction and overall Federal budget reductions due to funding needed to respond to Hurricanes Katrina and Rita. The City will be able to continue its Fiscal Year 2005-2008 Consolidated Plan efforts through the CDBG and HOME programs, albeit on a slightly smaller scale. Fiscal Year 2006-2007 will be the fourth year of the five-year Consolidated Plan period.

Mr. Weiss announced that the City will conduct two public hearings in conjunction with preparation of the Action Plan. Tonight's public hearing is the first and allows staff to receive feedback regarding the City's previous use of CDBG and HOME funds and to hear how the funds can be used in the future. Suggestions for use more than a few years into the future will be incorporated into the next Consolidated Plan, if the use is appropriate for that time period.

Mr. Weiss said Council action will not be needed until April. Staff published a request for proposals, and many of the agencies represented tonight will submit proposals for funding of social service or capital project activity. The Housing and Community Development Commission will review funding requests and receive proposal presentations during January, February, and March and then submit a recommended Action Plan to the Council during April.

Questions of Staff

In response to Mayor Berg's inquiry, Mr. Weiss said the City's funding allocation will be reduced by approximately 9.5 percent. Mayor Berg noted that the community has many more people with much greater needs but continually less funding.

Public Testimony

Jim Moorefield, CNHS Executive Director, thanked the City for continuing to partner with CNHS. The Consolidated Plan was carefully developed with extensive input; and, except for some minor adjustments, he likes the Consolidated Plan as it is. It identifies community priorities related to affordable rental and home ownership opportunities, economic opportunity, and the City's commitment to setting aside some funds to assist CNHS with operating expenses associated with real estate development and for human services that so many organizations rely upon.

Mr. Moorefield reviewed pending CNHS projects that fit the CDBG and HOME criteria:

- Cohousing project, which will begin during Spring 2006.
- Transitional housing project with Center Against Rape and Domestic Violence (CARDV).
- Needs assessment market analysis for Seavey Meadows.
- Micro-enterprise program assistance classes to address economic opportunity goals of the Consolidated Plan.

Mr. Moorefield noted that the micro-enterprise program assistance classes have been successful. The first class was held during Fall 2005, and the Winter class began tonight. The program is a partnership with Linn-Benton Community College. Citizen responses to the classes have been very positive with good ideas for business opportunities.

Mr. Moorefield said he appreciated the City's continuing support of human services in the community, including dedicated allocation of CDBG funds for human services. CNHS has operated a financial literacy program for a few years, with financial support from the CDBG program. Classes have been conducted with COI and Parent Enhancement Program, along with classes for other low-income residents who need to learn money management.

Mr. Moorefield said he would like the City to consider a community land trust for inclusion in the Fiscal Year 2006-2007 Action Plan to address the need for affordable home ownership. This concept is new to the Pacific Northwest but may be eligible for funding under the Consolidated Plan. He expressed concern regarding the trend for home ownership opportunities, with housing prices increasing more than income. The situation has created needs of finding ways to provide greater subsidy over time, to preserve the subsidy, and to preserve the supply of affordable houses available for owner occupancy.

Mayor Berg referenced many recent news stories regarding changes in the national housing situation. She inquired whether the low-cost housing market has become a "buyers' market."

Mr. Moorefield responded that the Corvallis community has a very small supply of "starter houses." He noted that housing prices fluctuate. He believes the real problem involves the supply of housing, as many houses have been purchased for conversion to rental property. He said Benton Habitat for Humanity (BHH) and CNHS are needed to address this situation, which he believes is reason to consider a community land trust.

In response to Mayor Berg's further inquiry, Mr. Moorefield explained that a community land trust would purchase land for development of low-cost housing or would purchase existing houses. Under the community land trust concept, the trust would own the land, while the house is sold to another party, thereby reducing overall housing purchase costs to the house purchaser.

Mayor Berg observed that rents are very high, so people with lower incomes are paying higher percentages of their incomes for housing, leaving less money for other services.

Barbara Ross, 460 SW Jefferson Avenue, CNHS Board Chair, announced that Clay Spence of Citizens Bank will become the new CNHS Board Chair later this month. She thanked the Council for its continuing support of affordable housing and said CNHS is facing two significant gaps:

- *Transitional housing for those who have been homeless and are leaving CARDV or COI and need a place to live.* These people still need some support services. United Way of Benton and Lincoln Counties (UWBLC), COI, CNHS, and other agencies have been addressing this problem, with the City's support. Without these additional supports, people would likely re-enter the shelters in a continuous cycle of problems.
- *Lack of affordable housing for people who should be able to transition to home ownership.* Corvallis does not have moderately priced housing, leaving people to live in other communities and commute to work in Corvallis. BHH and CNHS are investigating developing a community land trust, which would retain ownership of the land; the modestly constructed house would be sold to the house buyer, who would acquire an inexpensive house. The City's down payment-assistance program and State programs would allow CNHS to assist people with regular jobs but moderate incomes

to purchase houses that they would otherwise be unable to buy. Portland and Clackamas County, Oregon, have community land trust programs with pre-determined formulas for resale of the houses to the trusts; the house buyer receives appreciation on their down payment and principal investments but does not receive windfall profit from inflation or from the land, which they did not own. The house can be resold to another person awaiting a house. The community land trust concept has been used extensively along the East Coast. CNHS met with BHH to discuss the concept and received training from the Portland and Clackamas County trusts. CNHS believes the trust concept is one way to increase and maintain the stock of affordable housing.

In response to Mayor Berg's inquiry, Ms. Ross said the Portland and Clackamas County community land trusts were established by non-profit organizations with close cooperation of applicable governmental entities. Portland invested extensively in its trust, but she does not know the source of the funding. She believes the trust concept could succeed in Corvallis. She said CNHS owns 13 acres on the west side of Corvallis that could be sold to purchase less-expensive property. The City owns Seavey Meadows, which the market study may indicate should be used for a community land trust. BHH is interested in using part of the property donated by David and Jean Kliever for a land trust, based upon tax-related concerns and the ability of a typical BHH family to pay the high property taxes on the property.

Councilor Zimbrick requested additional written information regarding the community land trust concept.

Ms. Ross said she will provide the Council with a two-page summary, making the larger information packet available for further review. She noted that, under the community land trust concept, homeowners do not acquire assets as quickly as they would if they purchased property and houses on the open market. However, most people served by CNHS are unable to purchase houses on the open market.

Mona Mattock, 812 SW Fifth Street, is a CNHS Board member. She acknowledged the need for affordable housing, noting that the median price of houses in Corvallis increased 20.6 percent; starter houses last year were in the range of \$180,000. She expressed support of the City investigating the community land trust concept, especially for the Kliever-Forest Dell Park BHH property. She said incomes are increasing at a smaller rate than housing prices. Several BHH clients are college graduates who do not earn enough income to purchase a house on the open market.

Gina Vee, 3036 NW Thistle Place, represents Mid-Valley Housing Plus (MVHP), which provides supportive living for Benton County residents with mental illnesses. She reported that MVHP is developing a plan entitled "Corrections Mental Health Transition Work Group," comprised of six members of corrections agencies and BCHD Mental Health Division. The Group met regularly during the last four months to address the problem of people with mental illnesses continually passing through the judicial and corrections systems. Revenue spent to care for these people during incarceration depletes resources from the justice system's primary function of prosecuting criminals. The criminal justice system has become the "mental health system of last recourse," with mentally ill persons remaining in jail two to three times longer than most people and at greater cost, due to trips

to the hospital and the need to provide health services in the jail. These people have a high risk of reincarceration and suicide.

Ms. Vee explained that the Group's desired outcomes would reduce the amount of reincarceration, improve the quality of care, and improve the collaboration with mental health systems.

Ms. Vee explained that the Group will make a presentation to the WCJC to increase the Group's membership, as it seeks participation from concerned stakeholders. The Group wants to provide judges, prosecutors, and defense attorneys with options and a means to address mental health issues. The training component should help public safety personnel understand options and how to help people access the options.

Referencing the potential for receiving CDBG or HOME funding, Ms. Vee said people with mental illnesses need supportive housing upon leaving jails and the ability to move into a facility with stable housing and supportive staff to help them apply for medical coverage and re-establish themselves in the community. She expects the Group to be ready to seek CDBG and HOME funding for the human services and housing components of its program.

Ray Tricker, a MVHP Board member, served on the Governor's Task Force on Mental Health, which emphasized the importance of addressing criminal justice and mental health problems. The amount of funding available for agencies such as MVHP will be decreased, so he will be seeking more efficient ways to help clients. The Group Ms. Vee described based its intentions on findings from a two-year project with MVHP, which indicated that providing housing, medication management, and quality-of-life indicators can prevent relapse of illness, reduce clients' involvement with the criminal justice system, and prevent relapsing into homelessness. He emphasized the need to improve the quality of life for people suffering from mental illnesses. He believes the Group's plan could result in cost savings and more effective long-term investment of resources, which he advocates, as the problem of mental illness will not be resolved immediately. He expects an increase in communities' needs to care for people with mental illnesses. The Group does not want the criminal justice system to bear the burden of deinstitutionalization of mentally ill people, believing communities should bear some of the burden.

Diana Simpson, Benton County Undersheriff, reported a significant increase in the number of mentally ill people being booked into the Benton County Corrections Facility, partially due to the Oregon State Hospital decreasing its capacity. Her agency is seeking a resolution to the problem, with housing being one component. She said transitional housing could help stabilize mentally ill people and aid them toward recovery.

Ann Gaidos-Morgan, 3565 NE Manchester Street, is a CNHS Board Member. Two years ago she took CNHS' home-buyer class and participated in CNHS' Valley Individual Development Accounts (VIDA) Program and a down payment-assistance program; and last year she purchased a house. She does not believe she could have afforded to purchase a house in Corvallis this past year. She urged the Council to keep home ownership an important component of the City's housing plan. She said many people cannot afford to buy houses. She urged the Council to support CNHS in developing a community land trust, as the community needs a stock of affordable housing. She thanked the City for supporting

potential homeowners, adding that the City's down payment-assistance program helps people realize their dreams of home ownership.

Richard Donovan, 865 NW Reiman Avenue, Executive Director of COI, expressed support for transitional housing. COI operates 11 programs, including three shelters, drug-and-alcohol treatment, a limited mental health program, medical clinics, parenting services, and abuse intervention. COI lost its housing vouchers 18 months ago and lost its case managers because of budget reductions. A CDBG allocation last year aided COI's therapeutic child care center. COI's clients are typically the most impoverished in the community, so COI attempts to help its clients develop job skills and provides child care and rental assistance. When the housing vouchers were stopped, COI focused on child care for its working clients.

COI's funding is unstable, with most funding raised privately. Tonight's public hearing is important, and COI's clients experience all of the problems already presented tonight. COI is unable to help everyone seeking assistance, due to limited shelter space. Mr. Donovan supports all of the efforts presented tonight. He believes COI and other community agencies represent the best means of investing taxpayer funds for providing human services. COI works hard to help its clients transition to a better life, regardless of their circumstances when arriving at COI.

Noting that housing is a difficult situation, Mr. Donovan said he spoke with Mr. Moorefield, Sharon Gibson-Alexander of UWBLC, and Nancy O'Mara of CARDV regarding forming a partnership to develop additional rental housing opportunities in Corvallis to transition people to a better situation, living independently, possibly with some support from community agencies. The loss of housing funding has caused difficulties for all social service agencies in the community.

In response to Mayor Berg's inquiry, Mr. Donovan explained that COI's State-licensed therapeutic child care program has two teachers and two teacher aids and accommodates 14 children. COI's program can accommodate infants through six-year-old children in two programs. Children through three years of age typically have single mothers who need alcohol and drug treatment, parenting education, and other services; have no money, do not receive Medicaid, and are not on the Oregon Health Plan; and do not receive Welfare but do work. COI seeks funding from various sources (private individuals, public entities, and grants) for its programs. COI's child care program is aiding people at 175 percent of the national poverty guidelines.

Karin Frederick, Executive Director of The Arc of Benton County, thanked the City for its support of special populations in the community. The Arc received two CDBG grants to rehabilitate its group homes, which were built during the 1960s. The Arc received a third CDBG grant; however, circumstances changed The Arc's financial situation, so the grant has not been used to rehabilitate a third group home. The funding application proposal may be modified and reduced to a level that The Arc can financially support. With the City's support, The Arc is improving the quality of life for Corvallis residents with developmental disabilities.

Ms. Frederick reported that The Arc worked with OSU students learning to write grants to develop a plan to train respite care providers for community children with developmental

disabilities. The program – a day-camp environment – would have resulted in a funding request for \$8,000. She believes the program would not be the best use of the funding, and more important issues exist in the community; therefore, she will not pursue requesting the funding.

Cindy Mitchell, 1911 NE Pax Place, representing BHH, its clients, and its Board, expressed appreciation to the Council, the City, and CNHS for its support and mentoring through a transition period. She reported that the second and third houses in the project on NE Conifer Boulevard (Conifer) will be started soon.

Ms. Mitchell stated that 6,000 community land trusts exist in the nation. She announced that the first house completed at the Conifer site has an appraised real market value of \$156,900; it would not be considered affordable, should its current owner later sell it. A community land trust would ensure that the community creates a permanently affordable housing market.

Ms. Mitchell said BHH supports those earning 25 to 50 percent of the local median income. BHH offers its families interest-free loans; families pay less in principle, taxes, and insurance for their BHH houses than the current rental rate for a two-bedroom house in Corvallis.

Ms. Mitchell expressed appreciation for City staff support on BHH's pending projects. BHH is evaluating whether it will pursue CDBG funding because of how it may impact BHH's *pro bono* work. BHH will apply for HOME funding for its Kiewer-Forest Dell Park project.

In response to Mayor Berg's inquiry, Ms. Mitchell explained that existing community land trusts in the nation vary in size. Habitat for Humanity has been involved in a community land trust in Portland, Oregon.

Molly Gage, P. O. Box 2224, Corvallis, Executive Director of Benton Furniture Share (BFS), said her agency provides donated furniture to low-income families. Furniture is donated by community members, and recipients are referred to BFS by social service agencies or churches. BFS has received CDBG funding to serve mentally ill and developmentally disabled residents. BFS' clients are among the neediest in the community. The furniture assures that clients have tables, chairs, and beds. BFS will seek CDBG funds to continue supporting its clients. The funds ensure that BFS is connected with case managers who screen clients for BFS eligibility.

Mayor Berg commented that furniture is an essential aspect of having a house, and that "recycling" used furniture to those in need aligns with the City's sustainability goal.

Ms. Gage responded that 47 percent of people who donated furniture to BFS during Corvallis Disposal Company's spring clean-up event would have taken the furniture to the landfill, if BFS was not available as a resource.

Pauline McGinty, P. O. Box 482, Philomath, representing Circle of Hope Drop-in Center, expressed appreciation for the City's financial support to ensure that the Center remains open. The Center serves three meals a day but does not have equipment to cook meals. The

Center is seeking a larger facility near its current location. The Center serves people with mental illnesses who need assistance.

In response to Mayor Berg's inquiries, Ms. McGinty said most of the Center's clients have mental illnesses or alcohol and/or drug addictions and are homeless. People enter the Center daily during cold and wet weather. The Center is open from 10:00 am until 5:00 pm; the Center stayed open until 10:00 pm during the recent cold weather because there was nowhere for homeless people to go to get warm.

Ms. McGinty commented that, following Hurricanes Katrina and Rita, Corvallis welcomed evacuees from the Gulf Coast Region; however, local residents seem less receptive to homeless members of the community.

Mayor Berg observed the irony that people see deprivation better at a distance than at close range. She acknowledged the difficulty of cold and rainy weather.

Ms. McGinty said the Center will seek CDBG funding.

Councilor Daniels commented that, during the recent period of very cold weather, she often saw people lined up waiting to enter the Center before it opened. She believes part of the attraction was that the Center was a gathering place off the street. She expressed hope that the Center finds a new location with good community visibility. She speculated that community members do not reach out to those in need because the problem is not readily apparent. The gathering of people was indication of the need for the Center.

Ms. McGinty confirmed that socialization is a major aspect of the Center's function.

Ms. Holcombe referenced an ecumenical support group for the Center, which meets twice monthly to address support needs. One of the greatest concerns is providing a place for homeless individuals to sleep. Tent city concepts established in other communities have been considered, along with reviving the previous system of overnight shelters in churches during very cold weather. Ms. Holcombe emphasized the need for CDBG and other funding sources to support the population segment served by the Center. The Corvallis homelessness problem may become more apparent to community residents, if the Center is not adequately funded and if some of the concerns are not addressed.

Mayor Berg observed that many of the local homeless people are not transients but are long-time members of the community. The City has tried to help these people for several years. The Center provides social services that the City can support through CDBG and HOME funding allocations. She noted that the need is greater than the funding available. She added that tonight's public hearing discussions, which will be rebroadcast on cable television, may make community members more aware of situations that need more support.

Ann Craig, 3333 NW Grant Avenue, Executive Director of Jackson Street Youth Shelter (JSYS), said her agency will seek CDBG funding to serve foster care children. JSYS works closely with the Benton County Juvenile Department and BCHD Mental Health Division, which are reporting increasing needs and more populations needing services from her agency. The Mental Health Division would like to place foster care children with JSYS, but

JSYS must be licensed to accept the youth. School counselors indicated a need to serve 18-year-old youth, which JSYS does not currently serve; these youth need transitional housing while they complete high school.

In response to Mayor Berg's inquiry, Ms. Craig said JSYS is licensed to serve nine youth at a time and had three to five youth each night through December. She confirmed that JSYS must have male and female staff members on duty at all times, 24 hours per day, increasing overhead expenses.

Dee Curwen, 3480 SW 53rd Street, is a Corvallis Multi-Cultural Literacy Center Board member. The Center opened during October in the former Sunflower House on SW Ninth Street, making good use of a previously undervalued building. The Center is participant driven, so extensive outreach has not been done; the Center is growing at a natural pace. The Center is storing costumes for the Mexican 4-H dance group, is mentoring to jobs program participants, and provides a meeting place for BCHD staff and community members. People are gradually finding the Center. She believes the Center is working to build a healthy community, which is aided by all of the cultures being connected.

Referencing the criteria for HOME funding, Ms. Curwen explained that the Center is a place, as much as a program, and must be maintained as a healthy place. She invited the Council to visit the Center, which is an asset to the community. The Corvallis-Benton County Public Library made a donation to the Center, making it part of a "circle of resources" in the community.

Councilor Daniels said she and Ms. Curwen spoke several years ago about the future of the Sunflower House property, and she thanked Ms. Curwen for bringing a dream to reality.

Ms. Curwen noted that the Sunflower House served many uses during Corvallis' history.

In response to Mayor Berg's inquiry, Ms. Curwen said "literacy" involves language and knowledge of a subject. She wants the Center to increase the community's respect, appreciation, practice, and knowledge of many cultures.

Mayor Berg closed the public hearing.

Mayor Berg recessed the meeting from 8:53 pm until 9:00 pm.

Questions of Staff

Councilor Griffiths opined that the community land trust is eligible for funding under the activity of facilitation of home ownership opportunities for low-income households.

Mr. Weiss responded that the current Consolidated Plan could accommodate a community land trust in several ways. Acquisition of land for home ownership or land improvements for home ownership would qualify as an eligible activity. A community land trust plan developed by CNHS and BHH may need to be modified slightly to meet the City's Consolidated Plan.

Mayor Berg said she always considers the CDBG/HOME public hearings discouraging in terms of the extent of community needs and uplifting in terms of the number of people dedicated to alleviating the difficulties caused by poverty and illness.

VI. VISITORS' PROPOSITIONS – Continued

Dick Gallagher, 1635 SW Brooklane Drive, is Chair of the eastern half of the Brooklane Neighborhood Association. He said many neighborhood residents are unhappy with activity on the property across Brooklane from the Lacy residence. He has resided in the neighborhood since 1959 and has seen many flooding incidents. He was upset to learn that the project on Mr. Sanders' property, as of today, did not have a fence to contain dirt and debris. He notified Mr. Sanders that the ditch was filled with crushed rock, causing storm water to flow across Brooklane. He believes Mr. Sanders' project is being mishandled. He presumed that Mr. Sanders can cut trees on his property, since the City does not have legislation prohibiting such activity. Neighborhood property owners are reluctant to speak to the Council. He supports Ms. Lacy's testimony. He concurred that this was the first time the Lacy property has had standing water in the past 45 years, despite the flood events of 1960, 1964, 1974, and 1996.

Councilor Hagen commented that her employer, American Dream Pizza, was unable to deliver orders to any residences near Brooklane December 30th because it did not want to send its drivers down flooded streets.

Steve Hoop, 442 NW Fourth Street, referenced the shooting of Mr. Townsend, which he considers a "community failure." He would like Chief Boldizar to conduct a community debriefing regarding the incident with a possible opportunity for communication with citizens about remedial actions to prevent a recurrence.

Mr. Hoop said he was "astounded" that the Police incident with Mr. Townsend occurred in 85 seconds, saying it is a short period of time. He acknowledged that arguments can escalate out of control very quickly unless someone involved is skilled at de-escalation. He noted that the Police Officer involved had acted in a training capacity. He believes the situation should not have been a surprise to Officers, based upon previous reports of Mr. Townsend's behavior during the day and earlier in the week. He opined that the situation did not receive appropriate care. He would like training throughout the Police Department. He referenced information in the Council meeting packet regarding crisis intervention training, which is practiced by Portland, Oregon, and Seattle, Washington, with officers receiving 40 hours of training.

Councilor Hagen inquired when the citizen review board forums will occur. Mr. Nelson responded that staff is meeting with stakeholders to develop agendas for the forums, which will occur during March. He referenced a request that the citizen review board forums be separated timewise from similar forums regarding the City Charter, which will occur during February and early-March.

Councilor Griffiths inquired whether maintenance for all of Brooklane is the City's responsibility. Mr. Nelson confirmed that Brooklane is not constructed entirely to City standards. He said staff would like to provide more information for the Council and citizens who testified tonight. He referenced a very expensive project that has been in the Capital Improvement Program for a long time; the project has been postponed because of funding. Staff proposed constructing during 2006 the portion of the project that can be funded with grant revenue for multi-modal purposes, providing a bicycle path or sidewalk without the

curb, gutter, and storm water drainage that concerns area residents. Staff will review the project for other options. Staff will also review the situation of Mr. Sanders' property and determine what will occur to address neighbors' concerns regarding storm water runoff.

In response to Councilor Griffiths' inquiry, Mr. Nelson said staff will investigate the possible need for a fence around Mr. Sanders' property during development. He explained that the situation was presented to the City partly because of concerns regarding excavation and erosion control. Staff will also investigate the issue of rocks in the drainage ditch.

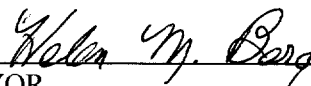
Councilor Daniels referenced from the Council meeting packet a letter from Edith Yang regarding tree removal along SW Madison Avenue. She inquired whether Ms. Yang's concerns were addressed. Mr. Nelson responded that Assistant City Manager Volmert, acting on his behalf during his absence, spoke with Ms. Yang; however, he does not know the outcome of the conversation. Ms. Yang's letter was forwarded to Parks and Recreation Director Conway and Urban Forester Merja.

X. NEW BUSINESS – None.

XI. ADJOURNMENT

The meeting was adjourned at 9:17 pm.

APPROVED:




MAYOR

ATTEST:




CITY RECORDER

City of Corvallis—Sustainability Steering Committee Meeting #1

 **Zero Waste Alliance**


City of Corvallis
Sustainability Assessment Results
December 2005

Darcy Hitchcock & Kim Hughes
Zero Waste Alliance
503 288-7704

 **Zero Waste Alliance**


The Zero Waste Alliance

- Portland-based non-advocacy non-profit organization
- Providing:
 - Training and Education
 - Workshops, Conferences
 - Management Support
 - SMS, EMS, Strategy Development
 - Technical Solutions
 - Chemicals and Waste Streams
 - Stakeholder Processes
 - Chemicals-UGCA, Electronics- EPEAT




"Working to help society follow Nature's no-waste, no-toxics model"

<http://www.zerowaste.org>

 **Zero Waste Alliance**


ZWA Team

Core Team	
Darcy Hitchcock	Project Manager: Implementation of sustainability in organizations
Dorothy Atwood	Core team expert: Sustainability Management systems
Pamela Brody-Heine	Core Team Expert: Toxics and Waste reduction
Kim Hughes	Core Team Expert: Green Building, energy, land use planning
Support Team	
Larry Chalfan	Project Director: Senior Oversight and review
Wayne Rifer	Technical Expert: Solid Waste Management
Bruce Hecht	Project Advisor: City sustainability policies

 **Zero Waste Alliance**


Approach and Steps
Assess but also move Corvallis Forward

- Oct. 5, 2005—Initial client meeting
- Oct. 6-28—Gather data from a distance; plan Steering Committee sessions
- Oct. 28—Steering Committee meeting #1
 - Review common sustainability frameworks for a fit
 - Analyze City operations to ID biggest impacts
 - Conduct SCORE assessment by org. function
 - Plan on-site assessment day
- Nov. 7—On-site assessment
 - Meetings by policy area (Purchasing/toxics; waste; green building/greenhouse gases/land use)
 - Site walk-throughs (City Hall, Police, Fire, Aquatic Center, Senior Center, Library, Avery Park, Public Works)
 - Interviews (City Manager and others)
- Nov. 8-29—Draft reports
- Nov. 30—Submit draft reports for review

 **Zero Waste Alliance**

Approach and Steps (cont.)

- Dec. 7—Steering Committee meeting #2
 - Discuss issues associated with report
 - Explore global trends to enhance understanding of the business case
 - Review framework options
 - Develop goals for City-wide short-term priorities
 - Develop 12-month implementation plan
- Dec. 9—Send final report to City
- Dec. 14—Public meeting
- Dec. 20—Urban Services Committee review
- Jan. 3, 2006—Present report to Council

 **Zero Waste Alliance**

General Findings-Kudos

- Employee commitment
- Executive support (including Council policy)
- Green building and energy
- Purchasing green power
- Biodiesel
- Integrated Vegetation and Pest Management Program
- Switch from chlorine gas to sodium hypochlorite; eyeing emerging technologies (water/wastewater treatment)
- Alternative transportation (bikeable; transit passes)
- Water conservation efforts for irrigation
- Existing systems could be built upon
- Activities increased by over 50% from 2003-4; broader participation

City of Corvallis—Sustainability Steering Committee Meeting #1

General Findings—Opportunities

- Be more intentional (could benefit from more formal structures, goals, policies, etc.)
- Retain Steering Committee and create Sustainability Coordinator position
- Develop clear sustainable end-points
- Build sustainability into existing systems, policies, procedures

How Corvallis Compares to Other Municipalities

Springfield	Ashland	Lake Oswego	Corvallis	Redmond	Whitaker	Fillmore
No apparent formalized sustainability program	Pilot efforts underway; ad hoc without guiding framework	Formal initiative, well managed	Integrated, leading the charge			

Sustainability SCORE
Sustainability Competency & Opportunity Rating & Evaluation

Sustainability Assessment Results

Department	Score (approx.)
Purchasing	1.5
Accounting	1.0
Finance	1.0
Marketing	1.5
Sr. Agent	1.0
Office mgmt	1.0
Staff Coord	1.0
Env Affairs	1.0
Human Res	1.0
Facilities	1.0
Public Rel	1.0

Recommendations—City-wide
1. Sustainability Management System

- Retain the Steering Committee
- Create a Sustainability Coordinator position
- Choose City-wide goals based on assessment of impacts
- Refine the Sustainability Policy and Report Framework
- Hone the understanding of the business case
- Develop a list of internal/external resources
- Link to existing plans/documents/systems
- Conduct formal reviews

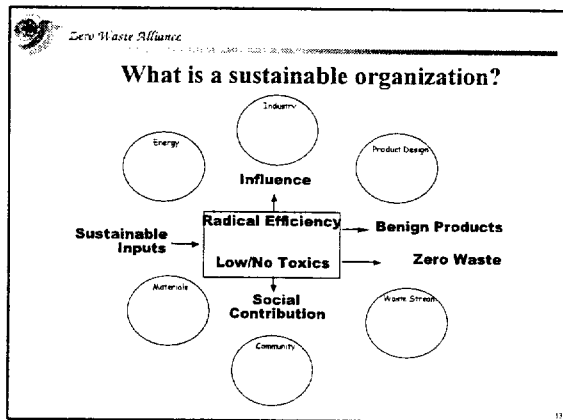
Recommendations—City-wide Focus Areas

Focus Areas	Jan-June 2006	2006/7	2007/8
Paper			
Energy			
Fuel			
Education			
Purchasing			
Recycling			
Water			
Toxics			
Green Building			
Sustainability Management System			

Recommendations—Sampling of Department-Specific Ideas

- City Managers Office—Add questions about sustainability in Citizens' Attitude Survey
- Community Development—Cross train inspectors and investigate Wi-Fi as way to reduce trips
- Finance—Develop centralized system for end-of-life for electronics; switch to electronic billing and 100% recycled paper
- Fire—Do case study and add signage to educate people about green building
- Library—Partner with schools to exchange waste streams; investigate concessionaires to enhance social capital
- Parks & Rec—Pursue Salmon-Safe certification and request proposals from local non-profits to manage recyclables; energy- and chemical-saving options for Aquatic Center
- Police—Purchase washable uniforms
- Public Works—Pilot a formal sustainability management system and a chemical management program, pursue EcoLogical certification in shop

City of Corvallis—Sustainability Steering Committee Meeting #1



Zero Waste Alliance

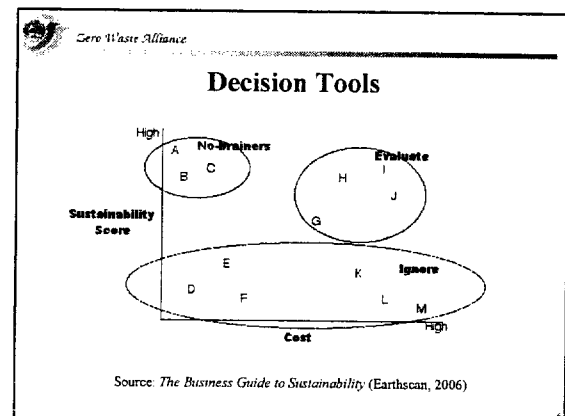
Backcasting Action Plans for City-wide Goals

	Impacts	Sustainable endpoint - year	In 10 years	In 5 years	In 1 year
Purchase					
Use					
End of Life					

Zero Waste Alliance

Decision Tools

Projects Criteria	Weight	Option 1	Option 2
Economic (community benefit)	3	2	2
Social	5	8	10
Environmental	5		
Total Score		76	84
Project Cost		\$10,000	\$40,000



Zero Waste Alliance

Questions and Comments

What questions or advice do you have?

- Assessment
- Recommendations
- Presentation

'Spock
de Back,
is Back!

BOSTON TEA PARTY

TO PROTEST A NEW UNFAIRNESS, TIME FOR

THE

CENTRAL PARK SMOKE PARTY!

"... that they are endowed by their Creator
with certain unalienable rights, among which
are Life, Liberty, and the Pursuit of Happiness!"

Guess the City of Corvallis isn't up to speed
on American Historical Documents.

Soon it will be illegal to smoke in public
Central Park!

Stand up! Light up! Do a Civic Service!
Smoke deters gathering of mosquitos hence we'll
be helping to prevent Malaria, Yellow Fever, West Nile, etc.!

SATURDAY NOON-? JANUARY 7
City of Corvallis

Nelson, Jon

From: Gibb, Ken
Sent: Tuesday, January 03, 2006 8:00 AM
To: Nelson, Jon
Subject: FW: Prohibition for cutting trees in protected significant vegetation area FYI

Here is the provision in LDC III that prohibits cutting in significant vegetation areas without approval.

-----Original Message-----

From: Gager, Kathy
Sent: Thursday, December 29, 2005 11:58 AM
To: Gibb, Ken; Schlesener, Kelly; Towne, Fred
Subject: Prohibition for cutting trees in protected significant vegetation area FYI

4.12.50- PROCEDURES

- a. Compliance with the provisions of this chapter shall be determined through the development review processes identified in Chapter 1.2 - Legal Framework (Section 1.2.110) and/or through the building permit or construction permit review processes. Applications for building permits, other land development permits, and/or permits for vegetation removal on sites containing Significant Vegetation shall be reviewed to assure that existing vegetation is preserved, enhanced, and/or its removal mitigated for based on and consistent with the standards contained in this Chapter. No building permits, other land development permits, and/or permits for vegetation removal shall be approved for sites containing Significant Vegetation without an approved Significant Vegetation Management Plan, which may be applied for as a concurrent application.

✕

Within Significant Vegetation Areas, the following activities are prohibited unless they are specifically exempted in Section 4.12.30, or are allowed as a result of the approval of a Significant Vegetation Management Plan (Section 4.12.90), a land use development permit, or a construction permit:

- a. Removing, damaging, destroying, or cutting any tree greater than four (4) inches in diameter as measured four (4) feet above grade;
- b) Removing, damaging, destroying, or cutting any shrub over four (4) feet in height;
- c) Removing any ground covers or soil;
- d) Preparing a site for development (excavating, grading, clearing); and
- e) Constructing fences over four (4) feet in height or of a material that will prevent small animal passage.

- 1001 12 2000
- ✓ Ditch - Water drains under road.
- ✓ Water running down ditch on street
- x manhole covers - Much water being put in sewer system.

Cascade

Was Large Grove of White Oak Trees - cut by Scott Sanders - 9 houses planned -

Roth

Jan + Elaine

Colton

Chinamen

Content Lake

Brooklane

DRIVE

Furtick mostly wetlands

Watters (vacant)

SCARES/ HOTMAN

LACY

OVERMAN/ Smith

Bourne Hay Barn + storage building

MARY'S RIVER

Overflow - Wetlands

BOURNE DRIVE

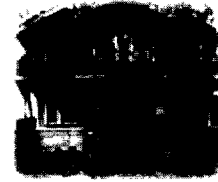
Bourne

F

x - Sewer Manholes

White Bird Clinic

Eugene, Oregon



[Home](#) | [Services](#) | [Events](#) | [Donate](#) | [Contact](#)

White Bird CAHOOTS

Program: White Bird - CAHOOTS - Crisis Assistance Helping Out On The Streets

Address: 341 E 12th Ave, Eugene OR 97401

Contact: Coordinator David Zeiss

Telephone: 682-5111 Dispatch - Business 342-8255

Fax: 342-7987

Days/Hours: 7 days, 1p-1a

Fees: no

Accessible? yes

Appointment? no

Childcare? no

Eligibility: Within Eugene city limits.

Description: CAHOOTS is a mobile crisis intervention team integrated into the City of Eugene's Public Safety system. Free response is available for a broad range of non-criminal crises including intoxication, disorientation, substance abuse and mental illness problems, dispute resolution and street facilitation. The CAHOOTS van can be dispatched through the City's 911 department. Transport to treatment is also provided. The service is confidential and voluntary. It is staffed and managed by White Bird Clinic.

Services

CAHOOTS

Chrysalis Drug
Treatment

Counseling

Crisis Service
Center

Dental Clinic

Homeless
Health Care

Human Services
Training

IMPACT

Info Line

Medical Clinic